

Re: 1144 south Ocean dr.
Fort Pierce, FL 34949

1/12/16

PROJECT OBJECTIVE

To offer weekly rentals to qualified vacation renters

This is an existing 4 unit apartment building on a main street, on the ocean side of Ocean dr.. It is not located in a residential subdivision. It has been extensively remodeled in the last 12 months & attracts high quality tenants.

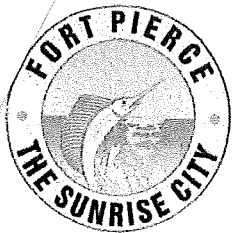
I see a great need in the growth & popularity of Hutchinson Island & believe it would benefit the City of Fort Pierce to allow this building to offer weekly rentals. In addition to an increase in taxes would be my marketing to high quality vacationers spreading the good word about Hutchinson Island & Fort Pierce.

- 1) The apartments would be offered for rent at a minimum of 1 week only. No daily rentals would be offered.
- 2) The tenants will be carefully screened by a professional management company. This will minimize most issues created by undesirable tenants.
- 3) All City ordinances & laws will be upheld & enforced by the manager. i.e.: noise, etc.
- 4) There is plenty of off street parking available. 1.5 spaces/ unit.

Thank you,



Mark Frederick
LandMark Real Estate Solutions
1156 D south Ocean Dr.
Fort Pierce, FL 34949
858.504.0864



ORIGINAL

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Conditional Use – No New Construction

Property address or Location 1144 SOUTH OCEAN DR., FT. PIERCE, FL 34949
Parcel ID #(s) 2401-810-0006-000-6
Project description REQUEST FOR WEEKLY RENTALS - SHOULD BE GRANDFATHERED

LANDMARK R/E. SOL.
Property Owner(s)
1156 D SOUTH OCEAN DR
Street Address
FT. PIERCE FL 34949
City State Zip
858 504 0864
Phone Number
LandMarkFrederick@gmail.com
Email Address

MARK FREDERICK / LANDMARK GEN. MGR.
Applicant/Representative, Title, Company
1156 D SOUTH OCEAN DR.
Street Address
FT. PIERCE FL 34949
City State Zip
858 504 0864
Phone Number
LandMarkFrederick@gmail.com
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

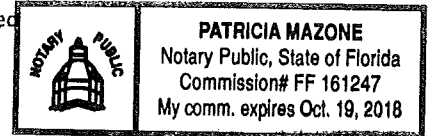
[Signature]
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 10 day of January, 2016, by Mark Frederick who is personally known to me or has produced Florida Drivers License as identification.

[Signature]
Signature of Notary

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

Property Identification

Site Address: 1144 S OCEAN DR
Sec/Town/Range: 01/35S/40E
Map ID: 24/01H
Zoning: R4A

Parcel ID: 2401-810-0006-000-6
Account #: 15597
Use Type: 0800
Jurisdiction: Fort Pierce

Ownership

Landmark Real Estate Solutions LLC
11501 Ellison Wilson Rd
North Palm Beach, FL 33408

Legal Description

TROPICAL BEACH BLK 1 LOT 6-LESS THAT PT LYG E OF LI DESC
IN OR 178-1743- (OR 3663-1001)

Current Values

Just/Market Value: \$367,300
Assessed Value: \$367,300
Exemptions: \$0
Taxable Value: \$367,300

Taxes for this parcel: SLC Tax Collector's Office

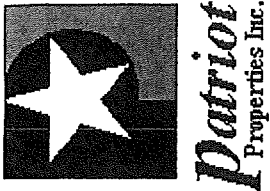
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 3,968
Gross Area (SF): 4,624
Land Size (acres): 0.29
Land Size (SF): 12,632

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Saint Lucie

Legal Description	TROPICAL BEACH BLK T LOT 6-LESS THAT PT LYG E OF LI DESC IN OR 178-1743- (OR 3663-1001)
User Acct	1
GIS Ref	24
GIS Ref	GIS Ref
Insp Date	11/21/13

Entered Lot Size	497,200
Total Land	12632
Land Unit Type	SqFt
Parcel ID	2401-810-0006-000-6
Asses'd Value	497,200
Year	2014
Notes	9/13/2014

Source	Market Adj Cost	Total Value per SQ unit /Card	125.30
Parcel ID	2401-810-0006-000-6	Asses'd Value	497,200
Year	2014	Notes	9/13/2014

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Notes	Date
2014	0800	FV	71,400	0	425,800	497,200	497,200	Year End Roll	9/13/2014
2013	0800	FV2	64,400	2100	430,000	496,500	496,500	Year End Roll	2/19/2014
2012	0800	FV2	65,800	2200	430,000	498,000	498,000	Year End Roll	4/18/2013
2011	0800	FV2	66,800	2200	430,000	499,000	499,000	Year End Roll	3/21/2012
2010	0800	FV2	81,800	2300	483,700	567,800	567,800	Year End Roll	7/17/2011
2009	0800	FV	125,400	2300	537,500	665,200	665,200	Year End Roll	9/19/2009
2008	0800	PATR	139,700	3000	636,700	779,400	779,400	TEST ROW FOR 20	6/17/2009
2007	0800	EL	73,300	1900	884,200	959,400	959,400		3/5/2008

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Venif	Assoc PCL Value	Notes
Federal Natona	3663-1001	SP	8/6/2014	405000	No	No	5		
Schulle-Joseph	3584-0717	CT	12/3/2013	Dis-Financial	No	No	5		
Bost,Janet J	1331-2573	WD	9/27/2000	Qual-1 ID	No	No	4		
	04872378	CV	12/1/1985	Qual-2 + IDs	No	No			
	02292730	CV	6/1/1974	Qual-1 ID	No	No			

Code	Description	No	Amount	Com. Int.
0041	FP Strmwr		129.6	

Prior Id # 1	355
Prior Id # 2	40E
Prior Id # 3	01
Prior Id # 1	2401810
Prior Id # 2	1
Prior Id # 3	6
Prior Id # 1	
Prior Id # 2	0057
Prior Id # 3	
ASR Map	24/01H
Fact Dist	
Reval Dist	
Year	
Land Reason	
Bid Reason	

Date	Time	PRINT
09/23/14	16:47:36	
Date	Time	LAST REV
09/05/14	12:38:26	
mitruckil		
15597		

Legal Ref	Type	Date	Sale Price	V	Tst	Venif	Assoc PCL Value	Notes
3663-1001	SP	8/6/2014	405000	No	No	5		
3584-0717	CT	12/3/2013	Dis-Financial	No	No	5		
1331-2573	WD	9/27/2000	Qual-1 ID	No	No	4		
04872378	CV	12/1/1985	Qual-2 + IDs	No	No			
02292730	CV	6/1/1974	Qual-1 ID	No	No			

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EXTERIOR INFORMATION

Type:	MFH - M.F. LOW RIS
Sty Ht:	0020 - 2 Story
(Liv) Units:	4 Total: 4
Foundation:	SL - Conc Slab
Frame:	
Prime Wall:	BS - CB Stucco
Sec Wall:	%
Roof Struct:	MD - Mansard
Roof Cover:	FS - Fiberglass Shg
Color:	
View / Desr:	

GENERAL INFORMATION

Grade:	MFAQ - MFAQ
Year Blt:	1973 Eff Yr Blt: 1973
Alt LUC:	
Jurisdct:	0580
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg H/F/L:	
Prim Int Wall:	DW - Drywall
Sec Int Wall:	
Partitn:	
Prim Floors:	CJ - Carpet
Sec Floors:	CT - Tile-Cerami 30%
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	MX - MAXIMUM
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	ELEC - Electric
Heat Type:	FHA - FrcdHotAir
# Heat Sys:	200 % AC: 100
% Heated:	
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

BATH FEATURES

Full Bath:	4 Rating: Good
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Other Fx:	Rating:

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fplt:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average 36.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	36.0%

COMMENTS

SUN OF THE BEACH APARTMENTS.

RESIDENTIAL GRID

1st Res Grid	Desc: quadplex	# Units: 4
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 8 BRs: 4 Baths: 4 HB	

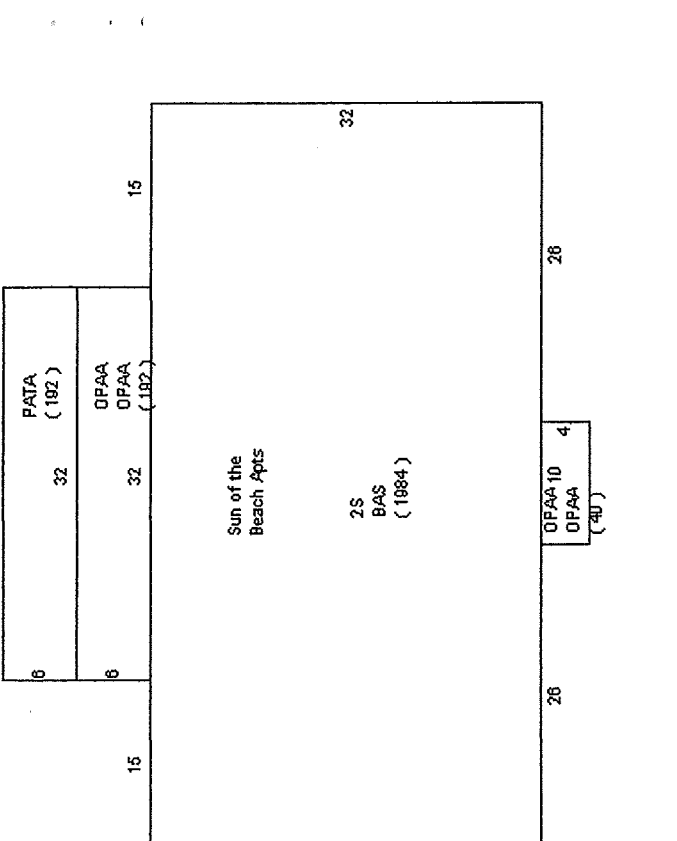
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	2	1	2
Totals			
4	8	4	4

SKETCH



SUB AREA

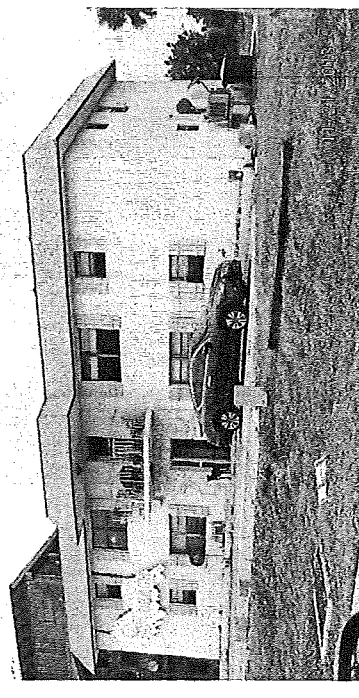
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub - % Area	% Usbl	Descrp	Type	Qu # Ten
2S	1 OVER BASE	1,984	15,850	31,437					
BAS	BASE AREA	1,984	19,810	39,296					
OPAA	OpnPchIArtAV	464	7,920	3,676					
PATA	PatioAvg	192	3,450	662					
Net Sketched Area:		4,624	Total:		75,071				
Size Ad		3968	Gross Area		4624	FinArea		3968	

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub - % Area	% Usbl	Descrp	Type	Qu # Ten
2S	1 OVER BASE	1,984	15,850	31,437					
BAS	BASE AREA	1,984	19,810	39,296					
OPAA	OpnPchIArtAV	464	7,920	3,676					
PATA	PatioAvg	192	3,450	662					
Net Sketched Area:		4,624	Total:		75,071				
Size Ad		3968	Gross Area		4624	FinArea		3968	

IMAGE

AssessPro Patriot Properties, Inc



SPEC FEATURES/YARD ITEMS

Code	Description	A	Y	S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	J	Cod	J	Fact	Juris. Value	
DWC	Driv-Concret	A	Y		1	13500		AV	AV	1973	B	36	0800										

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WHA\$/SQ:

Ind. Val	
Juris. Factor:	1.00 Val/Su Fin: 17.99
Special Features:	0 Val/Su Net: 15.44
Final Total:	71400 Val/Su Szaq: 17.99

PARCEL ID

2401-810-0006-000-6

Mnre: IN

Total Yard Items:

Total Special Features:

Total: